



01603 629871 | nick.dunn@brown-co.com



MELTON CONSTABLE INDUSTRIAL ESTATE, Marriott Way, Norfolk, NR24 2AZ

FOR SALE £750,000 OR TO LET £68,000 PAX

Well presented manufacturing/warehouse premises

- Substantial facility on large site
- Well presented useable space
- 5.2m minimum eaves to main areas
- Available as a whole or will split

1,141 – 3,633 sq m (12,280 – 39,111 sq ft)



Location

Melton Constable is situated in north Norfolk approximately 22 miles north west of Norwich, 30 miles north east of Kings Lynn, 9 miles east of Fakenham and 14 miles south west of Cromer.

The subject premises are accessed off Marriott Way on the established Melton Constable Industrial Estate, with secondary access off Melton Road.

Description

The premises comprise a large manufacturing and storage building with presentable ancillary offices occupying a large site with generous parking and loading areas.

The building has brick elevations under an under boarded timber framed roof with metal cross ties incorporating full length light panels, providing a light and bright internal working environment.

Externally the roofs have recently been over clad with UPVC coated metal sheeting.

Internally the facility is split into a number of interconnecting bays with minimum headroom of approximately 5.2m to the main bays, with lower height lean-to additions.

Vehicular access is via 2 no electrically operated loading doors, one at each end of the building, with an additional smaller loading door situated in the middle of the building. A two tonne travelling gantry crane is installed to one of the works bays, although no warranty is given as to its working order.

Accommodation

The property provides the following gross net internal area.

Description	sq m	sq ft
Units 1 & 2	1,140.8	12,280
Unit 3	768.2	8,269
Unit 4	1,724.4	18,562
Total GIA	3,633.4	39,111

A small metal framed mezzanine extending to approximately 97.2 sq m (1,046 sq ft) is installed within Unit 4, however this has not been listed in the schedule of accommodation above.

Services

Mains electricity, water and drainage are installed, to include a three phase electricity supply. Heating to the works areas is via oil fired blower units. We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

Business Rates

Business rates will be the responsibility of the occupier. The premises have the following assessment:-

Description	Factory & Premises
Rateable Value	£61,000
Rates payable for 2017/2018	47.9 p in the £

Planning

The factory was originally constructed as a train maintenance/repair workshop and has most recently been used for manufacturing (B2) and ancillary storage purposes. B1 light industrial will be permitted under the General Development Order, and B8 Storage and Distribution may be acceptable, subject to

submission of an application for change of use. Interested parties are recommended to speak with North Norfolk District Council Planning Department (01623 516 158) to discuss their proposed use.

Tenure

The premises are available to purchase freehold with vacant possession at a price of **£750,000** plus VAT. Alternatively the premises are available to let on a new full repairing and insuring lease for a term of years to be agreed at a rent of **£68,000** per annum exclusive plus VAT.

Consideration will be given to splitting the premises to provide units of 12,280 sq ft, 18,562 sq ft, 20,549 sq ft and 26,831 sq ft with terms available upon application.

VAT

VAT will be levied in relation to the sale price and/or rent.

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the letting/sale.

EPC Rating

The property is rated in Band D. A copy of the full EPC is available on our website.

Viewing & Further Information

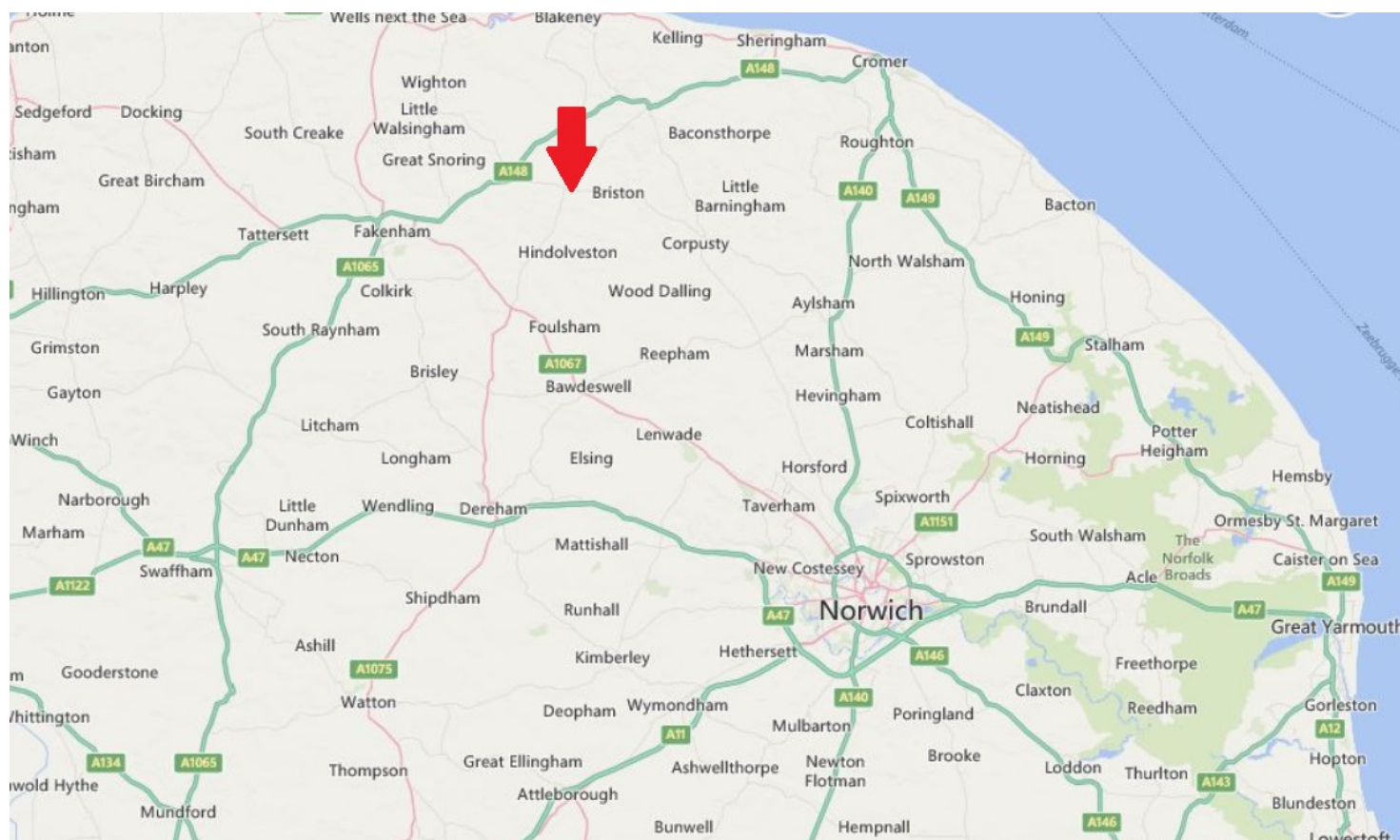
Strictly by appointment with the joint letting agent:-

Brown & Co
The Atrium
St George's Street
Norwich, NR3 1AB
Tel: 01603 629871

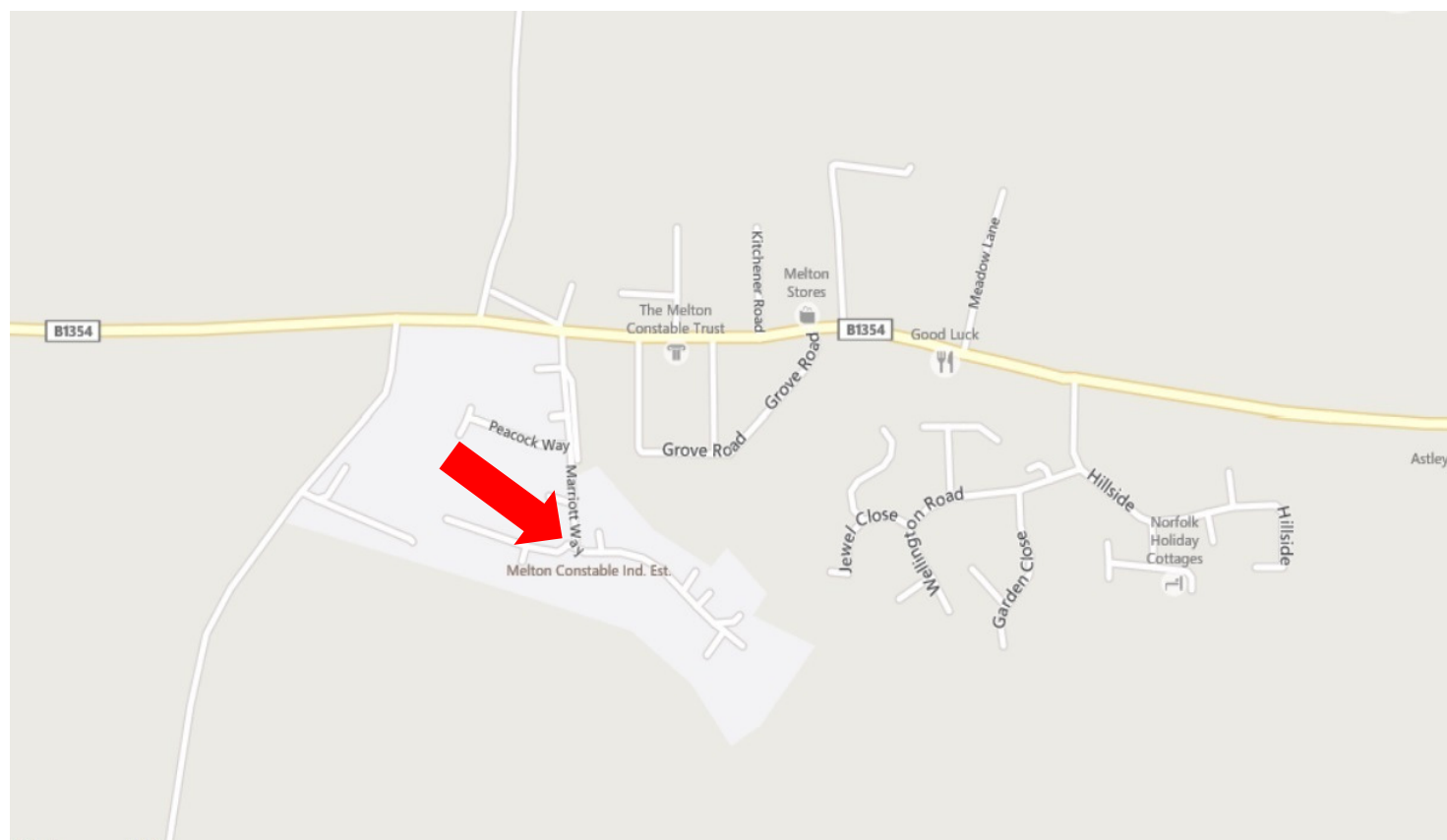


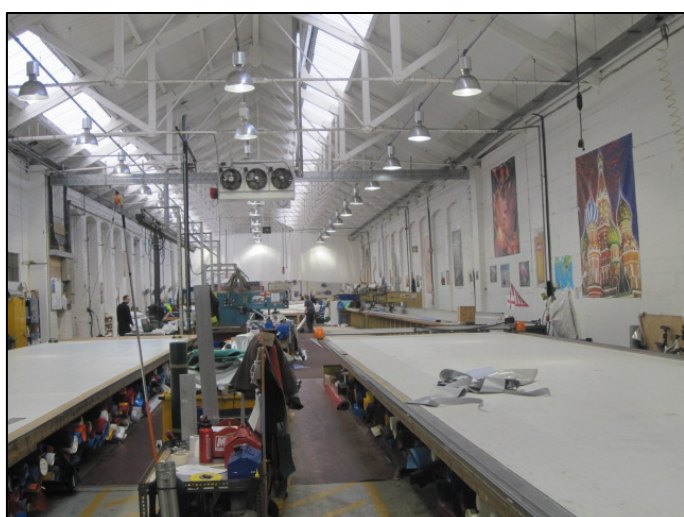
Nick Dunn
Tel: 01603 598253
nick.dunn@brown-co.com

Or Joint Agents
James Allen
Roche
Tel: 01603 619876



LOCATION MAPS





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